

MINUTES
ADJOURNED
CITY COUNCIL MEETING
AUGUST 3, 2004

An adjourned meeting of the City Council of the City of Rolling Hills Estates was called to order at 7:30 p.m. in the City Council Chambers, 4045 Palos Verdes Drive North, by MAYOR MITCHELL.

PLEDGE OF ALLEGIANCE

MAYOR MITCHELL led the assembly in the Pledge of Allegiance to the Flag.

ROLL CALL

City Council Members Present: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman*

*COUNCILMAN ZUCKERMAN arrived at 7:31 p.m.

City Staff Present: City Manager Doug Prichard

City Attorney Richard Terzian

Planning Director David Wahba

Finance Director Jud Norrell

Administrative Analyst Greg Grammer

Senior Planner Niki Cutler

Others Present: Sheri Clewis, Park and Activities Commission

CEREMONIAL ITEMS

A. BFI DRAWING FOR ONE YEAR'S FREE RESIDENTIAL REFUSE SERVICE

Barbara Zwart, Recycling Coordinator, BFI, drew the name of Thomas Felts of Ranchview Road, as the recipient of one year's free disposal service.

ROUTINE MATTERS

A. SPECIAL CITY COUNCIL MINUTES OF JUNE 29, 2004

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILMAN

ZERUNYAN

TO APPROVE THE SPECIAL CITY COUNCIL MINUTES OF JUNE 29, 2004 AS PRESENTED.

THERE BEING NO OBJECTION, MAYOR MITCHELL SO ORDERED.

B. CITY COUNCIL MINUTES OF JULY 13, 2004

MAYOR MITCHELL requested the following addition on Page 5, Paragraph 13:

*"MAYOR MITCHELL inquired as to what would happen when the buyer moves in and wishes to alter **the exterior of the unit (i.e. balcony)**. Mr. Morris noted that the CC&Rs would not allow this to happen and recommended this condition be included in the resolution."*

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO APPROVE THE CITY COUNCIL MINUTES OF JULY 13, 2004 AS AMENDED.

THERE BEING NO OBJECTION, MAYOR MITCHELL SO ORDERED.

CONSENT CALENDAR

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO APPROVE ITEMS A-G.

A. READING OF ORDINANCES AND RESOLUTIONS

Reading in full of all ordinances and resolutions presented for consideration to the City Council will be waived and all such ordinances and resolutions will be read by title only.

B. JUNE 2004 SCHEDULE OF INVESTMENTS

RECEIVED AND FILED.

C. QUARTERLY CODE ENFORCEMENT REPORT

RECEIVED AND FILED.

D. DESTRUCTION OF VHS TAPES OF CITY COUNCIL MEETINGS

AUTHORIZED STAFF TO PROPERLY DESTROY AND RECYCLE VHS TAPES OF THE CITY COUNCIL MEETINGS FOR THE PERIOD 1989-1999.

E. PENINSULA CHAMBER OF COMMERCE – SECOND QUARTER REPORT

RECEIVED AND FILED.

F. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS DATED JULY 16, 2004

RECEIVED AND FILED.

G. LEAGUE OF CALIFORNIA CITIES PRIORITY FOCUS DATED JULY 23, 2004

RECEIVED AND FILED.

THERE BEING NO OBJECTION, MAYOR MITCHELL SO ORDERED.

AUDIENCE ITEMS NOT ON THE AGENDA/WRITTEN AND ORAL COMMUNICATIONS

A. Sheri Clewis, Park and Activities Commissioner, distributed a booklet from the American Heart Association encouraging everyone, particularly women, to be aware of any symptoms that might occur and to see their doctor. She shared her personal story of how she survived a heart attack.

PUBLIC HEARINGS/MEETINGS

NONE

OLD BUSINESS (Taken out of order)

A. RESOLUTION NO. 2044 FOR ADOPTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES DENYING PA-29-01 FOR: (1) TWO GENERAL PLAN AMENDMENTS TO CHANGE THE LAND USE DESIGNATION FOR CERTAIN PROPERTY WITHIN A GENERAL PLAN LAND USE DESIGNATION OF "LOW DENSITY RESIDENTIAL" AND "OPEN SPACE" TO "INSTITUTIONAL"; (2) TWO RELATED ZONE CHANGES FOR SAME PROPERTY TO ALLOW a) PROPERTY LOCATED IN THE RESIDENTIAL (RA-20,000) ZONING DISTRICT (ON THE NORTH SIDE OF PALOS VERDES DRIVE NORTH, EAST OF PALOS VERDES DRIVE EAST AND ADJACENT TO THE PROPERTY AT 2221 PALOS VERDES DRIVE NORTH), TO BE REZONED INSTITUTIONAL AND b) PROPERTY LOCATED WITHIN THE "OPEN SPACE RECREATION" (OSR) ZONING DISTRICT (LOCATED ON THE SOUTH SIDE OF PALOS VERDES DRIVE NORTH, EAST OF PALOS VERDES DRIVE EAST AND ADJACENT TO THE WEST OF PROPERTY AT 2222 PALOS VERDES DRIVE NORTH), TO BE REZONED TO "INSTITUTIONAL"; (3) A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW 1,650 SEAT SANCTUARY AND TO CONVERT THE EXISTING SANCTUARY TO A MULTI-PURPOSE FACILITY AND FOR ADDITIONAL RELATED SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, DEVELOPMENT OF A "SERENITY GARDEN," ALTERATIONS OF SURFACE PARKING, DRIVEWAY ENTRANCE AND EXITS, LANDSCAPING AND RIGHT-OF-WAY IMPROVEMENTS; (4) A NEIGHBORHOOD COMPATIBILITY DETERMINATION FOR THE PROPOSED BUILDING IMPROVEMENTS; (5) A GRADING PERMIT TO EXPORT APPROXIMATELY 34,400 CUBIC YARDS OF EARTH FROM THE SITE; AND (6) A SPECIAL USE PERMIT TO ALLOW ADDITIONAL EXTERIOR LIGHTING FOR THE PROJECT APPLICANT: ROLLING HILLS COVENANT CHURCH; LOCATION: 2221/2222 PALOS VERDES DRIVE NORTH.

COUNCILWOMAN SEAMANS commended MAYOR MITCHELL and COUNCILMAN ZERUNYAN on their efforts in presenting a comprehensive resolution for adoption.

MAYOR MITCHELL requested an addition to Page 4, Section 2. (G):

".....As a matter of policy, the City Council determines that an applicant shall not combine parcels owned by different parties and separated by a property line to avoid the setback requirements of the applicable property development standards....."

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO ADOPT RESOLUTION NO. 2044 AS AMENDED.

City Manager Prichard read Resolution No. 2044 by title only.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

B. PLANNING APPLICATION NO. PA-15-03; APPLICANT: TED WYNNE; LOCATION: SOUTH SIDE OF DEEP VALLEY DRIVE BETWEEN 827 AND 927 DEEP VALLEY DRIVE (TO THE REAR OF BRISTOL FARMS)

1. RESOLUTION NO. 2054 FOR ADOPTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROLLING HILLS ESTATES APPROVING VESTING TENTATIVE TRACT MAP NO. 060832, A CONDITIONAL USE PERMIT, A PRECISE PLAN OF DESIGN, A VARIANCE APPLICATION FOR SMALLER PARKING SPACE DIMENSIONS THAN REQUIRED BY CODE, A VARIANCE APPLICATION FOR FEWER PARKING SPACES THAN REQUIRED BY CODE, AND A MITIGATED NEGATIVE DECLARATION FOR A MIXED-USE PROJECT FOR FORTY-ONE (41) ACTIVE SENIOR (55 AND OLDER) CONDOMINIUM UNITS IN CONJUNCTION WITH AN EXISTING OFFICE BUILDING ON A 3.36 ACRE PARCEL. APPLICANT: TED WYNNE, PALOS VERDES PROFESSIONAL CENTER; LOCATION: SOUTH SIDE OF DEEP VALLEY DRIVE BETWEEN 827 AND 927 DEEP VALLEY DRIVE.

MAYOR MITCHELL suggested corrections on Page 4, CC&Rs 13(m) - residential parking and Page 8, Condition No. 55 – landscape/hardscape costs to be paid by the applicant.

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO ADOPT RESOLUTION NO. 2054 AS AMENDED.

City Manager Prichard read Resolution No. 2054 by title only.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

C. CITY HALL COUNCIL CHAMBERS AND HOWLETT PARK ADA RESTROOM IMPROVEMENTS PROFESSIONAL SERVICES AGREEMENT

Recommendation: That the City Council enter into the Agreement for Professional Services with Purkiss Rose-RSI to provide design, engineering, bid document preparation, inspection and contract administration services for the Ernie Howlett Park and City Hall Council Chambers ADA restroom compliance projects for a fee not to exceed \$16,080.

City Manager Prichard provided a staff report (as per agenda material).

COUNCILWOMAN SEAMANS moved, seconded by COUNCILMAN ZUCKERMAN

TO enter into the Agreement for Professional Services with Purkiss Rose-RSI to provide design, engineering, bid document preparation, inspection and contract administration services for the Ernie Howlett Park and City Hall Council Chambers ADA restroom compliance projects for a fee not to exceed \$16,080.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

NEW BUSINESS

A. PLANNING COMMISSION MINUTES OF JULY 19, 2004

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILMAN ZUCKERMAN
TO RECEIVE AND FILE THE PLANNING COMMISSION MINUTES OF JULY 19, 2004.
THERE BEING NO OBJECTION, MAYOR MITCHELL SO ORDERED.

B. BUDGET AMENDMENT NO. 4

Recommendation: That the City Council approve Budget Amendment No. 4 to adjust estimated revenues and operating expenditure appropriations of the City's fiscal year 2003-04 budget.

Finance Director Norrell provided a staff report (as per agenda material).

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS
TO approve Budget Amendment No. 4 to adjust estimated revenues and operating expenditure appropriations of the City's fiscal year 2003-04 budget.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

C. REPLACEMENT OF THREE-RAIL FENCING

Recommendation: That the City Council approve the bid documents for the replacement of approximately 1,090 linear feet within the City's rights-of-way and include any interested homeowners association fence replacement projects as bid alternatives.

City Manager Prichard provided a staff report (as per agenda material).

Discussion ensued regarding utilizing vinyl fencing for the smaller jobs.

It was noted that the homeowners' associations were notified to see if they might be interested in participating in the bid process as well.

COUNCILMAN ZERUNYAN inquired if the vinyl fencing has a lifetime warranty. Community Services Director Clark indicated he will investigate this further.

COUNCILMAN ZERUNYAN then inquired if a comparison had been made between wood and vinyl fencing since the latter may not be as strong as wood along the horsetrails.

MAYOR MITCHELL suggested conducting a comparison of both these materials and bring back to COUNCIL for review.

MAYOR PRO TEM ADDLEMAN moved, seconded by COUNCILWOMAN SEAMANS

TO APPROVE THE BID DOCUMENTS FOR THE REPLACEMENT OF APPROXIMATELY 1,090 LINEAR FEET WITHIN THE CITY'S RIGHTS-OF-WAY AND INCLUDE ANY INTERESTED HOMEOWNERS ASSOCIATION FENCE REPLACEMENT PROJECTS AS BID ALTERNATIVES.

AYES: Addleman, Mitchell, Seamans, Zerunyan, Zuckerman

CITY ATTORNEY ITEMS

NONE

CITY COUNCIL/REGIONAL COMMITTEE REPORTS: This item provides the opportunity for Members of the City Council to provide information and reports to other Members of the City Council and/or the public on any issues or activities of currently active Council Committees, ad hoc committees, regional or state-wide governmental associations, special districts and/or joint powers authorities and their various committees on which Members of the City Council might serve or have an interest, which are not otherwise agendized.

A. MAYOR PRO TEM ADDLEMAN reported that he, along with COUNCILMAN ZERUNYAN, attended the League of California Cities Mayor and City Council Executive Forum in Monterey. He noted that items discussed included a presentation by Governor Schwarzenegger on the state budget and his support of local government

B. COUNCILMAN ZERUNYAN announced that he was selected to serve as Vice Chair of the California Contract Cities Legislative Committee.

C. MAYOR MITCHELL noted that two deaths have occurred due to the West Nile Virus and advised residents to take the necessary precautions to stay protected.

MAYOR AND COUNCIL ITEMS: This item provides the opportunity for Members of the City Council to request information on currently pending projects and/or issues of public concern, direct that an item be agendized for future consideration and/or make announcements of interest to the public.

A. MAYOR MITCHELL

1. DESIGNATION OF VOTING DELEGATE FOR 2004 LEAGUE ANNUAL CONFERENCE

After brief discussion, it was the consensus of the COUNCIL

TO APPOINT MAYOR MITCHELL AND MAYOR PRO TEM ADDLEMAN TO SERVE AS DELEGATE AND ALTERNATE, RESPECTIVELY.

B. COUNCILWOMAN SEAMANS inquired as to when the poles will be removed along Crenshaw Boulevard. City Manager Prichard indicated that a punchlist of items still needs to be completed prior to the County and Edison moving ahead.

C. City Manager Prichard requested the COUNCIL schedule a date to meet with the Planning Commission to review the Chandler project.

ADJOURNMENT

At 8:28 p.m., MAYOR MITCHELL formally adjourned the City Council meeting to Tuesday, August 24, 2004 at 7:30 p.m.

Submitted by, Approved by,

Hope J. Nolan Douglas R. Prichard

Deputy City Clerk City Clerk